



Flat 9, 2, Seacrest Corfe View Road, Poole BH14 8UN  
£399,950 Share of Freehold





**\*\*SPACIOUS TOP FLOOR APARTMENT\*\* A TWO DOUBLE BEDROOM property situated within a short walk of ASHLEY CROSS. The apartment boasts spacious accommodation throughout and is benefits from TWO PARKING SPACES, A BALCONY and an OPEN PLAN LIVING AREA.**

- SPACIOUS TOP FLOOR APARTMENT
- SUNNY BALCONY
- EN-SUITE TO MAIN BEDROOM
- TWO PARKING SPACES
- TWO DOUBLE BEDROOMS
- CLOSE TO ASHLEY CROSS AND PARKSTONE TRAIN STATION

#### **Ashley Cross**

The Lower Parkstone area offers easy access to the renowned, award winning, Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities.

Located nearby is Whitecliff Park, which is ideally located for harbour walks together with Poole Harbour and its water sports / boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

#### **Property Comprises**

Constructed by the renowned local house builder, Banyard Construction, 'Seacrest' stands out as a distinctive contemporary building featuring only nine high-quality apartments. Situated on a tranquil and sought-after road in the heart of Lower Parkstone, it is conveniently located less than 500 meters away from the amenities of Ashley Cross Village.

The ground floor includes a communal entrance hallway with stairs and a passenger lift serving all floors, including the basement parking area with a storage cupboard and bicycle store. This top-floor apartment comprises a spacious hallway leading to all principle rooms. It consists of two double bedrooms, a bathroom, and an en-suite shower room in the main bedroom. Additionally, there is a spacious open lounge/dining/kitchen area, a balcony, two secure underground allocated parking spaces, and a storage cupboard. The apartment also features a separate laundry cupboard and a fantastic 'Kitchen Elegance' kitchen with granite worktop and integrated appliances.

#### **Information**

Maintenance Charge: Circa £1800 P/A  
 Ground Rent: Peppercorn GR  
 Tenure: Share of Freehold  
 Lease Length: N/A



Approximate Area = 79.9 sq m / 860 sq ft  
 For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly, the vendors accept any liability in respect of their contents.

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Some energy efficiency - lower running costs	D
Not very energy efficient - higher running costs	E
Very poor energy efficiency - higher running costs	F
Extremely poor energy efficiency - higher running costs	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Very low environmental impact - lower CO <sub>2</sub> emissions	A
Low environmental impact - lower CO <sub>2</sub> emissions	B
Decent environmental impact - lower CO <sub>2</sub> emissions	C
Some environmental impact - lower CO <sub>2</sub> emissions	D
Not very low environmental impact - higher CO <sub>2</sub> emissions	E
High environmental impact - higher CO <sub>2</sub> emissions	F
Very high environmental impact - higher CO <sub>2</sub> emissions	G